



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 8, 2017
To: Interested Person
From: Cassandra Ballew, Land Use Services
503-823-7252/Cassandra.Ballew@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on November 29, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-256989 HR, in your letter. It also is helpful to address your letter to me, Cassandra Ballew. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-256989 HR – NEW SHED DORMER

Applicant: Henry Davison, Teal Davison Consulting LLC
3132 NE 22nd Avenue
Portland, OR 97212

Owner: Teal Davison
3132 NE 22nd Avenue
Portland, OR 97212

Site Address: 3315 NE 17TH AVE
Legal Description: BLOCK 56 LOT 9, IRVINGTON
Tax Account No.: R420412250
State ID No.: 1N1E26AB 04700
Quarter Section: 2732
Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417. Irvington, contact Dean Gisvold at 503-284-3885.

Business District: Soul District Business Association, contact at outreach@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5 – Residential 5,000 Single Dwelling Zone
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to the west, north and south façades of the A.W. Stone House. A bungalow style house, built in 1920, it is a contributing resource in the Irvington Historic District. The proposed alterations include the following:

- *Expansion of the Existing Dormer.* The existing gable dormer on the west façade will be expanded and remodeled into a shed dormer. The dormer will expand approximately 9'-0" to the north and the height will be lowered to sit 1'-0" below main roof pitch of the home.
- *New windows at New Dormer.* The existing double-hung vinyl windows will be removed from the west dormer façade. Two new double-hung wood windows, measuring 2'-5" x 4'-9", will then be installed within the same opening. Additionally, a new double-hung wood window, measuring 2'-5" x 4'-9", will be added along the west façade of the new dormer addition.
- *New windows on South Façade.* Remove two existing, double-hung vinyl windows and replace with two new double-hung wood windows, measuring 2'-5" x 4'-9", within the same opening.
- *New windows on North Façade.* Remove two existing, double-hung vinyl windows and replace with two new double-hung wood windows, measuring 2'-5" x 4'-9", within the same opening.

Historic Resource Review is required because proposals for non-exempt exterior alterations on a contributing feature in a historic district, less than \$444,750, require a Type II Historic Resource Review, per Section 33.846.060 and Table 846-3.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Section 33.846.060.G - Other Approval Criteria

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 17, 2017 and determined to be complete on November 3, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all

information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

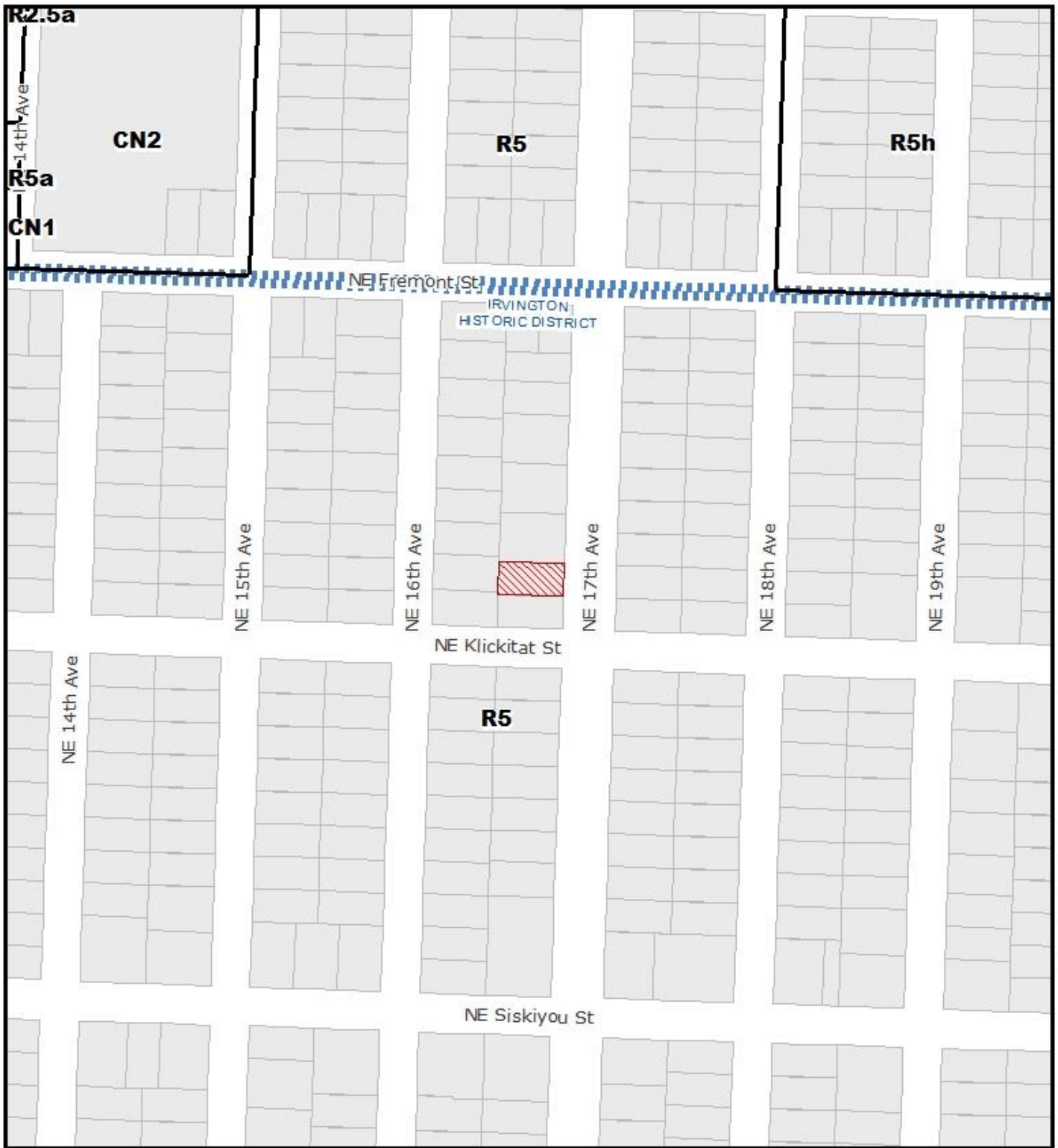
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map
A1 Site Plan
A2 New Second Floor Plan
A5 New South Elevation
A6 New West Elevation
A7 New North Elevation

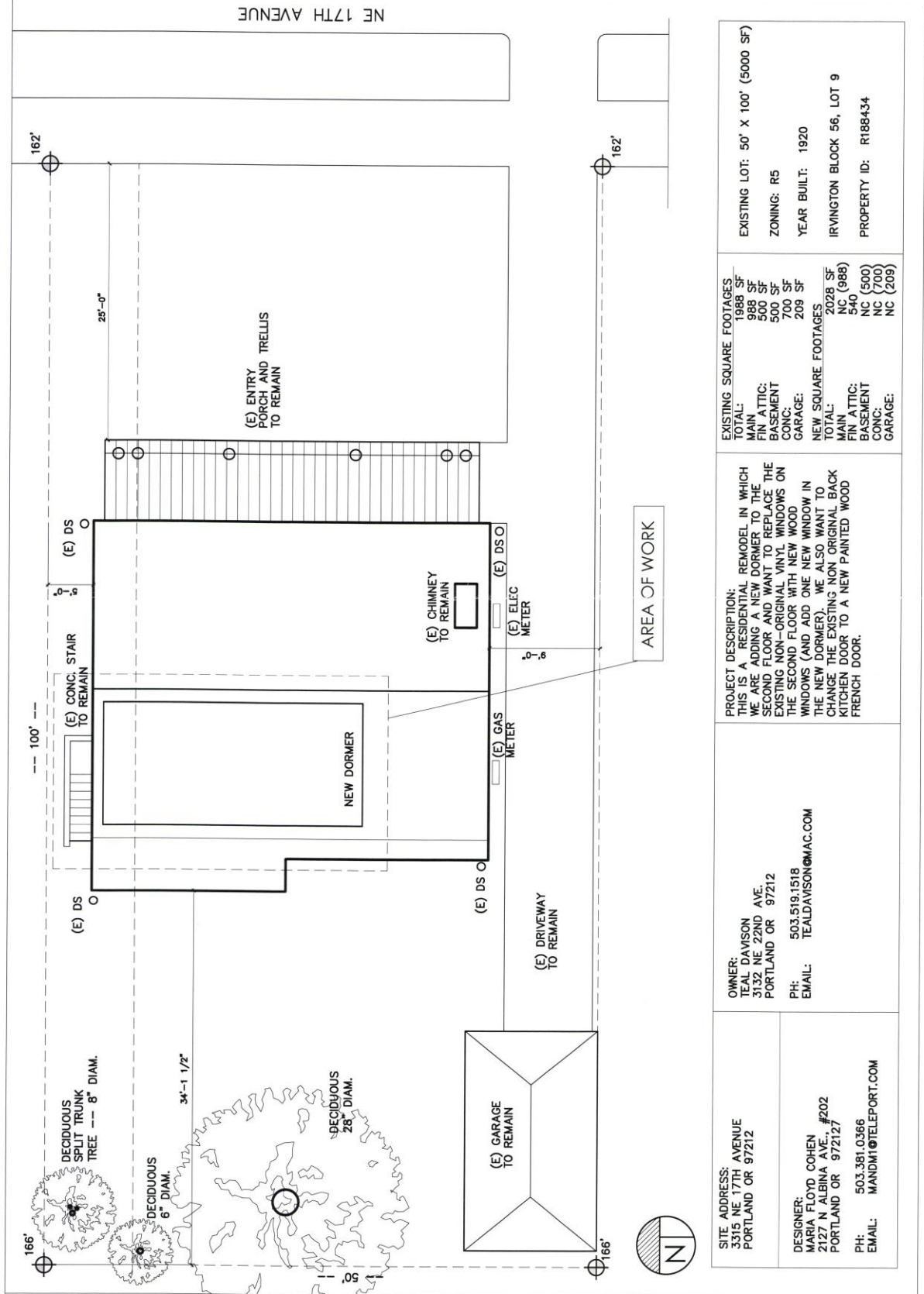


ZONING



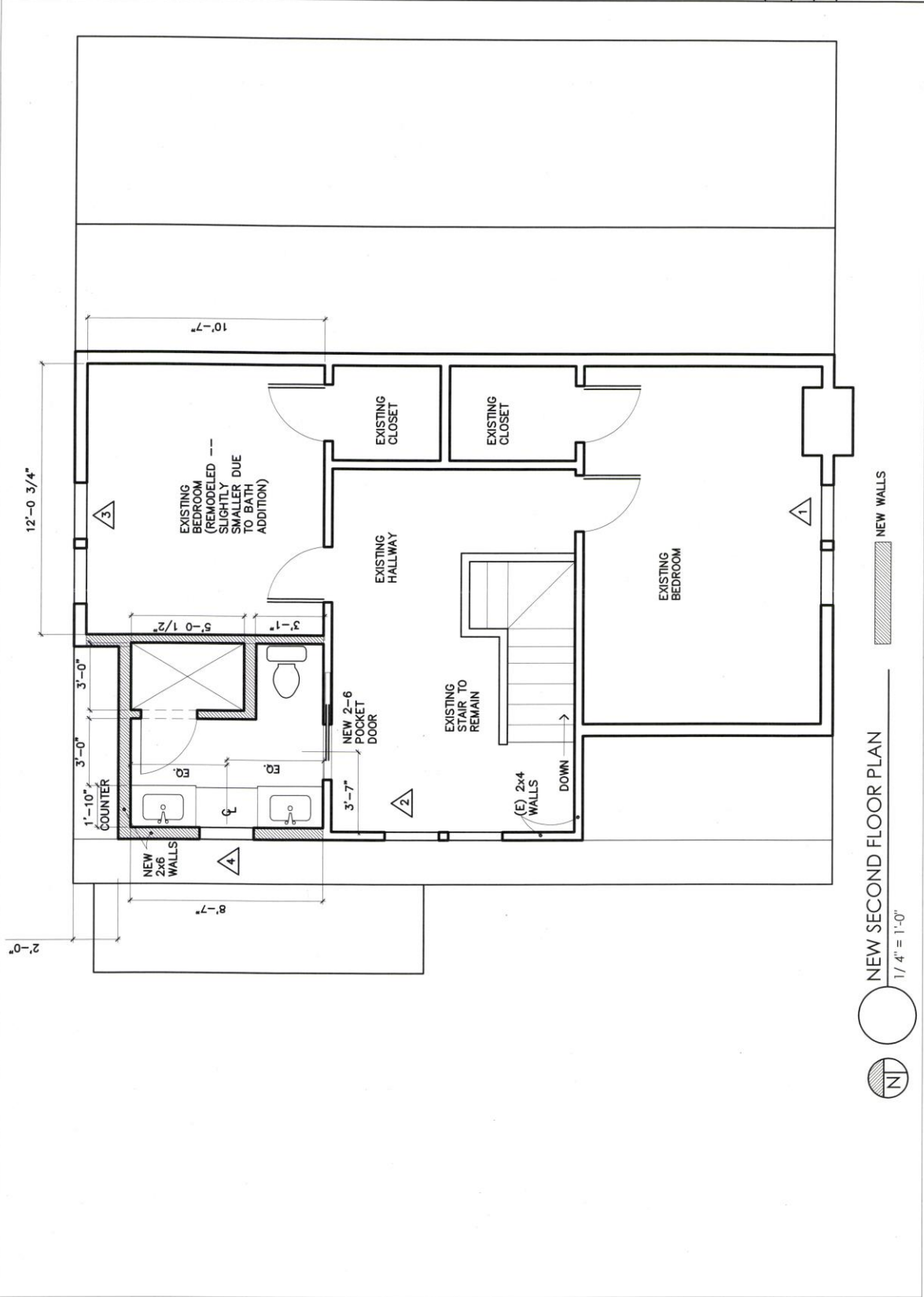
THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

File No.	LU 17-256989 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AB 4700
Exhibit	B Oct 18, 2017



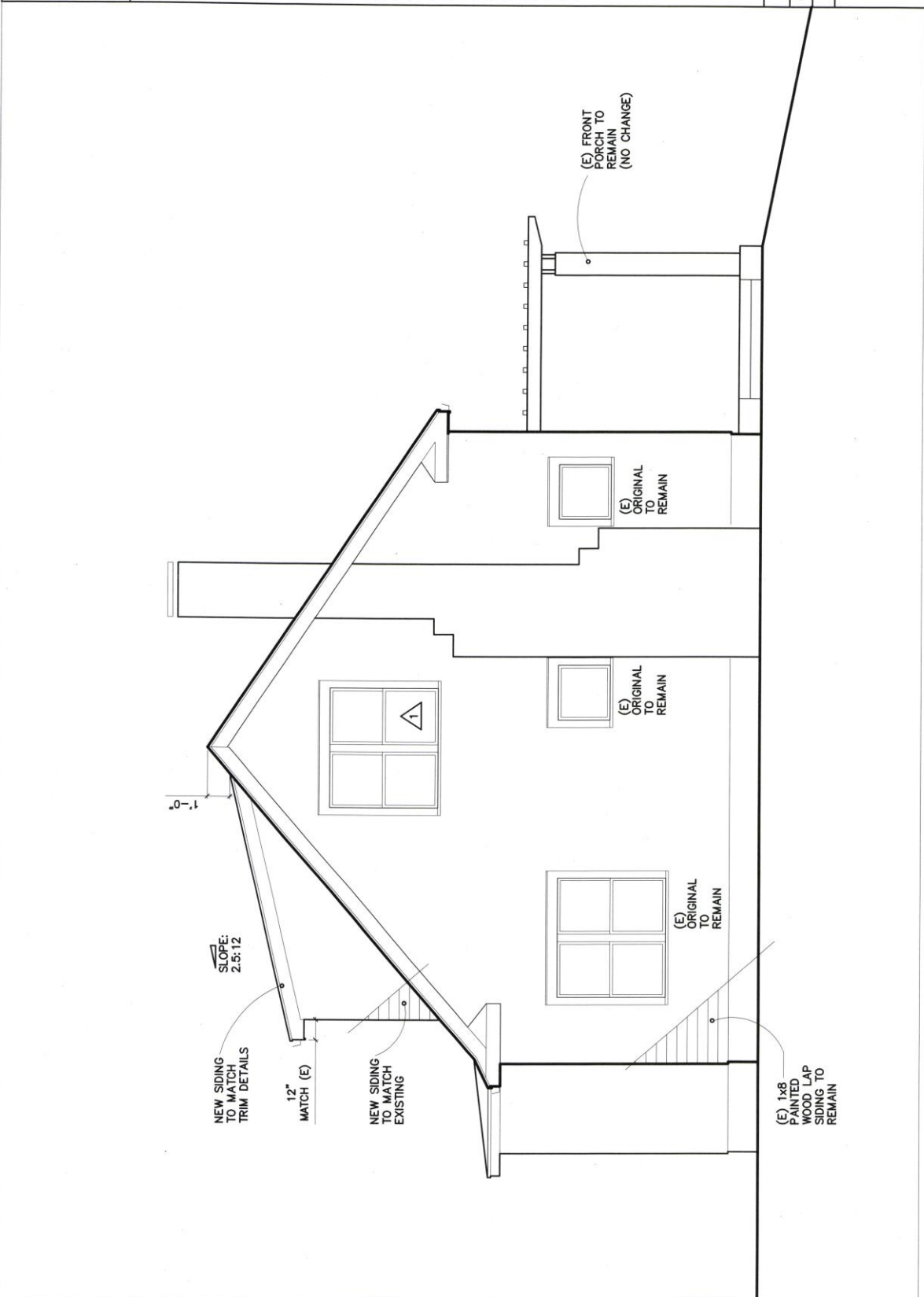
<p>SITE ADDRESS: 3315 NE 17TH AVENUE PORTLAND OR 97212</p> <p>DESIGNER: MARIA FLOYD COHEN 2127 N ALBINA AVE., #202 PORTLAND OR 972127</p> <p>PH: 503.381.0366 EMAIL: MANDM1@TELEPORT.COM</p>	<p>OWNER: TEAL DAVISON 3132 NE 22ND AVE. PORTLAND OR 97212</p> <p>PH: 503.519.1518 EMAIL: TEALDAVISON@MAC.COM</p>	<p>PROJECT DESCRIPTION: THIS IS A RESIDENTIAL REMODEL IN WHICH WE ARE ADDING A NEW DORMER TO THE SECOND FLOOR AND WANT TO REPLACE THE EXISTING NON-ORIGINAL VINYL WINDOWS ON THE SECOND FLOOR WITH NEW WOOD WINDOWS (AND ADD ONE NEW WINDOW IN THE NEW DORMER). WE ALSO WANT TO CHANGE THE EXISTING NON-ORIGINAL BACK KITCHEN DOOR TO A NEW PAINTED WOOD FRENCH DOOR.</p>	<p>EXISTING SQUARE FOOTAGES</p> <table border="1"> <tr><td>TOTAL:</td><td>1988 SF</td></tr> <tr><td>MAIN:</td><td>988 SF</td></tr> <tr><td>FIN. ATTIC:</td><td>500 SF</td></tr> <tr><td>BASEMENT:</td><td>500 SF</td></tr> <tr><td>GARAGE:</td><td>700 SF</td></tr> <tr><td>CONC:</td><td>209 SF</td></tr> </table> <p>NEW SQUARE FOOTAGES</p> <table border="1"> <tr><td>TOTAL:</td><td>2028 SF</td></tr> <tr><td>MAIN:</td><td>NC (988)</td></tr> <tr><td>FIN. ATTIC:</td><td>540</td></tr> <tr><td>BASEMENT:</td><td>NC (500)</td></tr> <tr><td>CONC:</td><td>NC (700)</td></tr> <tr><td>GARAGE:</td><td>NC (209)</td></tr> </table>	TOTAL:	1988 SF	MAIN:	988 SF	FIN. ATTIC:	500 SF	BASEMENT:	500 SF	GARAGE:	700 SF	CONC:	209 SF	TOTAL:	2028 SF	MAIN:	NC (988)	FIN. ATTIC:	540	BASEMENT:	NC (500)	CONC:	NC (700)	GARAGE:	NC (209)	<p>EXISTING LOT: 50' X 100' (5000 SF)</p> <p>ZONING: R5</p> <p>YEAR BUILT: 1920</p> <p>IRVINGTON BLOCK 56, LOT 9</p> <p>PROPERTY ID: R188434</p>
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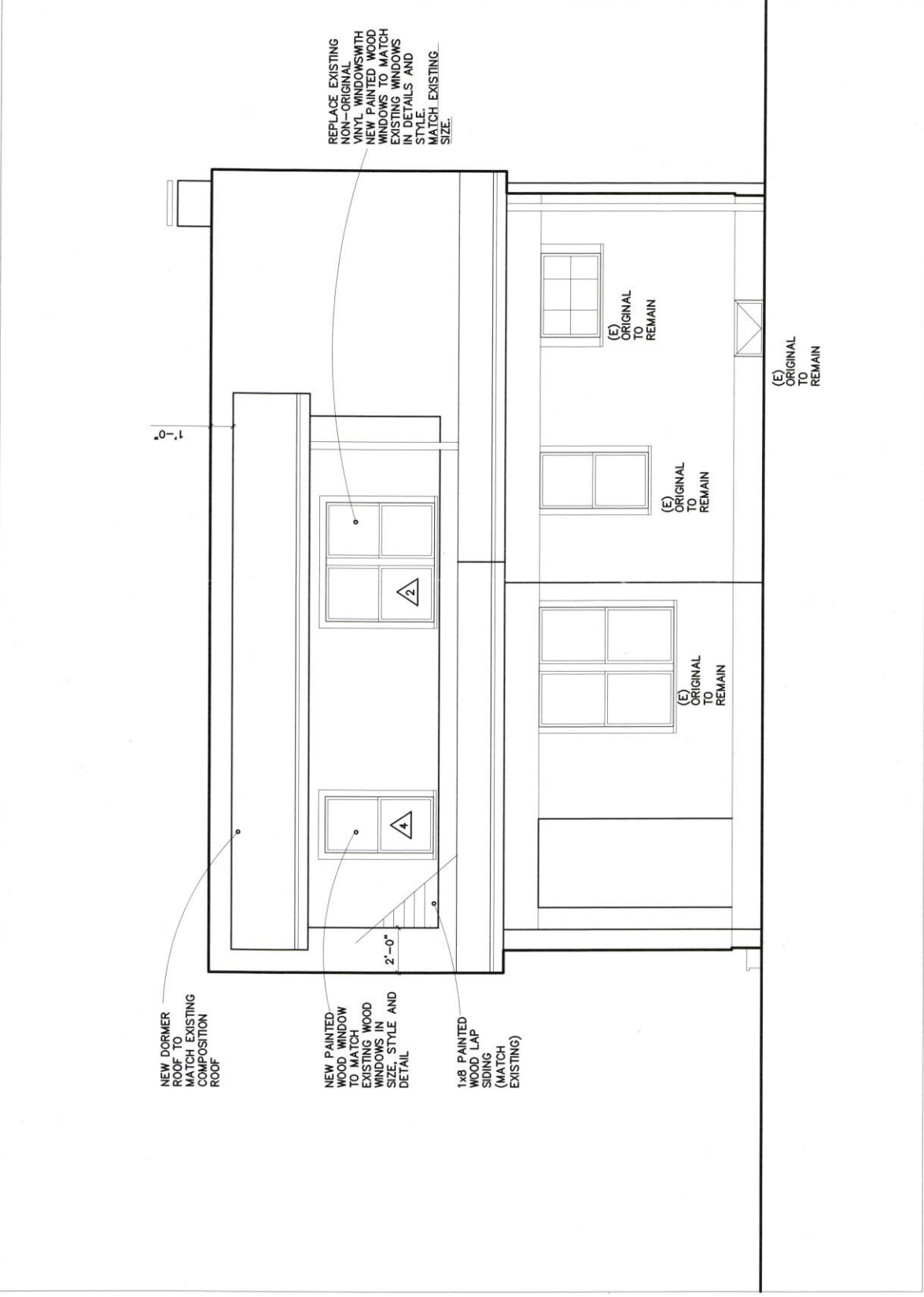
17-256989 HV

MCD	NEW SOUTH ELEVATION	RESIDENCE REMODEL 3315 NE 17TH AVENUE PORTLAND OREGON 97212	SCALE: 1/4" = 1'-0"	A5
			DATE: 10.30.17	

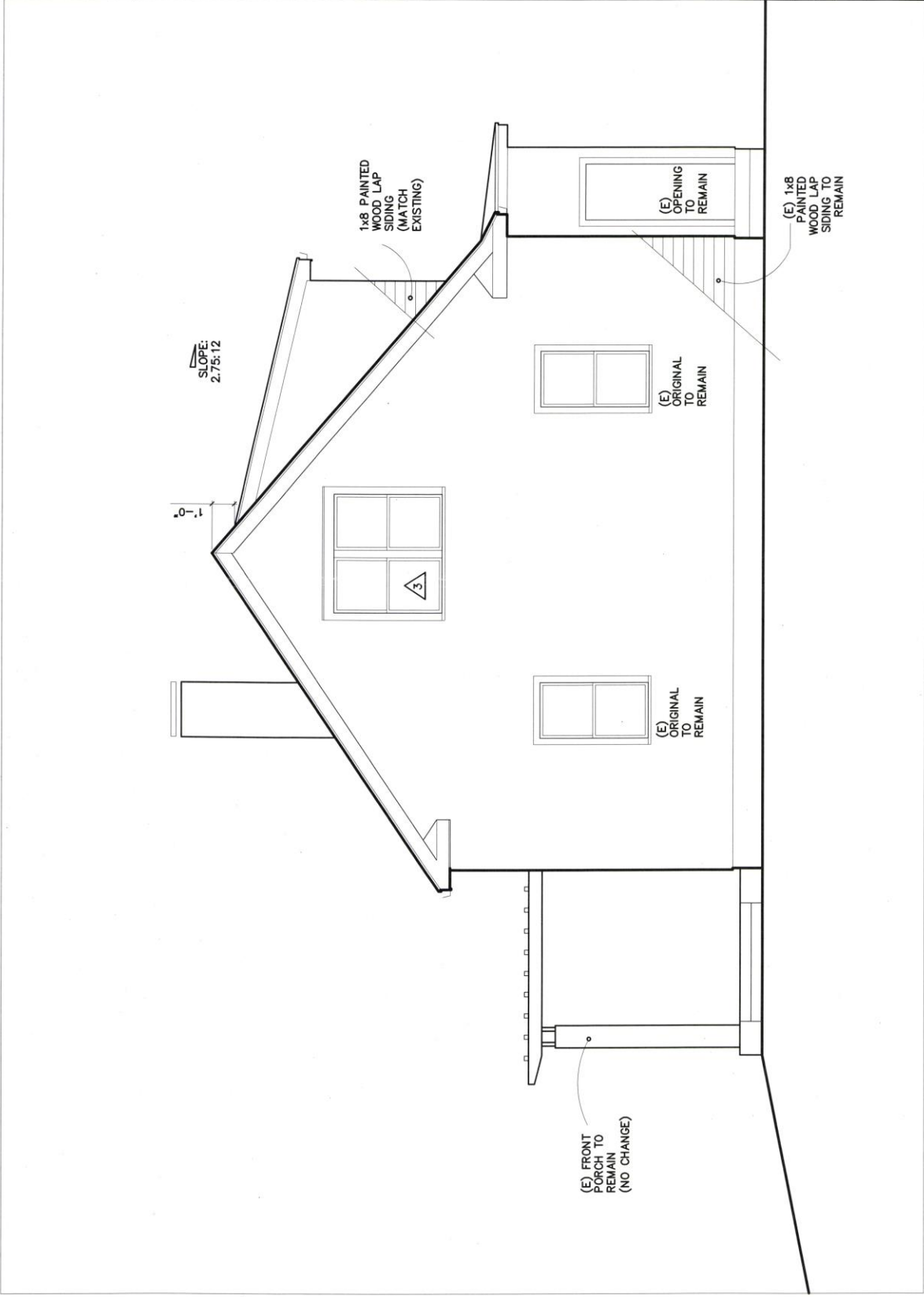


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17-256989 He



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